The great celebration of the very best in the region’s real estate sector
Pegasus Group is a leading national consultancy specialising in planning, design, environment and economics services. With over 240 staff across 11 UK offices, we work with a range of public and private sector clients supporting house building, regeneration schemes and major infrastructure projects across the Midlands region.

To learn more about how we can assist, please contact our Birmingham offices.

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Quality and diversity are very much the themes of this year’s shortlist of projects, deals and businesses for the West Midlands Property Awards. The 41 which made the cut represent the cream of the region’s property sector over the past 12 months, with some landmark schemes and some big names in the running for awards.

However, the awards are not just about the large projects and the big operators, with a number of smaller players also in the mix. The judges say the high standard and breadth of the shortlist reflects a confident region that is attracting investors, businesses and people from elsewhere in the UK and the world.

They were particularly impressed with the quality of the shortlists for the Deal of the Year and Regeneration Project of the Year categories, which, say the judges, highlight the huge growth and increased potential of the region.

The judges say the quantity and quality of projects and deals bodes well for the future, with a very healthy pipeline of developments coming through across the West Midlands over the coming years.

Insider’s annual Midlands Property Awards shine the spotlight on the big names and even bigger schemes making waves across the region. This year the watchwords among the judges who scrutinised the shortlists were ‘quality’ and ‘diversity’.
The world is filled with enough ordinary and it's all of our responsibilities to make things extraordinary. That's why every project we take on at Willmott Dixon delivers a positive and memorable impact.

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OFFICE AGENCY TEAM OF THE YEAR

SPONSORED BY OVERBURY

Shortlisted
- CBRE
- KWB
- GVA

Overview: Two national names took on a smaller, local player in the shape of KWB, which completed a major off-market deal for a new site on behalf of electric and gas supplier E. GVA oversaw Birmingham City Council's sale of its Life Sciences Campus to the University of Birmingham, while CBRE worked on PKF Cooper Parry's 17,810 sq ft letting at Blythe Valley Business Park.

Judges' comments: All three entries were consistent, quality advisers. The entries reflected the importance of the office sector in the growth of the region as it continues to attract professional jobs from the South East.

INDUSTRIAL AGENCY TEAM OF THE YEAR

SPONSORED BY PROPLIST.COM

Shortlisted
- CBRE
- Cushman & Wakefield
- Vail Williams

Overview: Highlights included CBRE advising Goodyear/Logicor on the off-market disposal of two key units totalling 1.2 million sq ft and Cushman & Wakefield finding Magna Cosma Castings UK a 225,000 sq ft site for an aluminium castings facility. Vail Williams' highlights included the acquisition of a new manufacturing facility for Geoffrey Osborne Group at M&G Imperial Park Scheme at Middlemarch, Coventry.

Judges' comments: The agents that were shortlisted have been involved in important projects that build on the region’s manufacturing prowess.

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On over 37 acres linking Coventry train station to the city’s retail hub, the Friargate masterplan comprises a vibrant mix of commercial, civic, leisure, residential and hotel space, all set within superb public realm.

The stunning red-brick façade of the first building, One Friargate echoes the traditional materials used in some of Coventry’s finest buildings, including Coventry Cathedral, with the building already becoming a prominent part of the city’s skyline.

Coventry City Council is occupying nine floors of some of the region’s most modern office space while, in a move from London, the Financial Ombudsman Service is taking the remaining two floors from late 2017.

The two occupiers share the welcoming ground floor benefitting from its bright reception area and conference room coffee shop facilities.

Two Friargate, the next building in this transformational project, is now available to pre-let.
COMMERCIAL DEVELOPER OF THE YEAR
SPONSORED BY FARROW WALSH

Shortlisted
- Bruntwood
- Trebor Developments
- Griffen Developments
- Prologis UK
- St Modwen

Overview: The shortlisted developers included a 280-acre mixed-use, residential/industrial development and 110,000 sq ft of grade A offices in Birmingham city centre.

Judges’ comments: The high standard of entries highlighted the strength of the Midlands property market. This showcased the high level of activity taking place across the region and reflected how busy the sector is. There was also a lot of focus on the industrial sector, which showed just where the market is right now.

SUSTAINABILITY AWARD
SPONSORED BY HARWORTH

Shortlisted
- Birmingham Institute of Forest Research
  (University of Birmingham, Faithful + Gould, Shayler Group)
- Cornerblock, Birmingham
  (Bruntwood, Glenn Howells Architects, 5Plus Architects, Layer)
- Remembrance Centre, National Memorial Arboretum
  (Glenn Howells Architects, Stepnell, Technika, Fira, Edmund Shipway, YES Engineering, Nathaniel Lichfield and Partners)

Overview: Birmingham Institute of Forest Research was a pioneering £10.4m project to design, supply and install a CO2 research facility in Staffordshire. Cornerblock was the first commercial building in Birmingham to achieve an EPA A rating after the redevelopment of an existing building into a 110,000 sq ft grade A office. The Remembrance Centre project used the timber structure of retained buildings to create an inviting space for reflection, memorial and celebration of life.

Judges’ comments: The standard of entries was exceptional. These days sustainability is woven into everything developers and architects do. It’s easy to have a sustainability story to tell when all you’re doing is fulfilling criteria. It means entries to this award needed to be incredible to make it onto the shortlist, which these were.
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- **Prologis Park Kettering DC6**: 156,936 sq ft, Available Now
- **Prologis Park Pineham**: 211,304 – 489,617 sq ft, Design & Build
- **Prologis Park Pyton**: 100,000 – 500,000 sq ft, Design & Build
- **Prologis Park Sideway**: 108,511 sq ft, Design & Build
- **Prologis Park Stafford DC2**: 129,650 sq ft, Available Now
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156,936 sq ft
Prologis Park Kettering DC6
Design & Build

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Design & Build

108,511 sq ft
Prologis Park Stafford DC2
Design & Build

Design & Build

211,304 – 489,617 sq ft
Prologis Park Ryton

Design & Build

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quality projects.

The shortlist reflected that thinking very well. There was a range of high-quality entries from across the region. It also showed that buildings have to be designed for more than one function, they need to be future-proofed. This shortlist reflected that thinking very well.

Turner & Townsend

University of Birmingham

National College for High Speed Rail

ARCHITECTS PRACTICE OF THE YEAR
SPONSORED BY WILLMOTT DIXON

Shortlisted
- Associated Architects
- Intervention Architecture
- Lifschutz Davidson Sandilands

Overview: Highlights on the shortlist included Associated Architects’ 860,000 sq ft (80,000 sq m) extension to Jaguar Land Rover’s Engine Manufacturing Centre near Wolverhampton; Lifschutz Davidson Sandilands’ design of the new University of Birmingham indoor sports facility and Intervention Architecture’s ‘Writer’s Coach House’, which was shortlisted for a RIBA award.

Judges’ comments: The shortlist reflected a range of specialisms. Each entry was an example of something specific. For Associated Architects, it was breadth of projects and flexibility; for Lifschutz Davidson Sandilands it was success with a complicated building project; for Intervention Architecture it was the number of small but quality projects.

Turner & Townsend

PROJECT MANAGEMENT TEAM OF THE YEAR
IN ASSOCIATION WITH DYSON

Shortlisted
- Projex Building Solutions
- AECOM
- Rider Levett Bucknall
- Turner & Townsend

Overview: Projects highlighted include Turner & Townsend’s work on the new £300m factory for the London Taxi Company in Coventry; Rider Levett Bucknall’s role as lead consultant on the National Automotive Innovation Centre; AECOM’s flood alleviation scheme in Perry Barr and Witton in Birmingham and Projex’s work on 55 Colmore Row, Birmingham.

Judges’ comments: The shortlist showed a very consistent high standard, with many of these firms working in a wide range of sectors. These included landmark schemes and innovative processes, which will only help to make the West Midlands more attractive to outside investors. The high quality of project managers reflected well on the high level of development taking place in the region.
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PROPERTY LAW FIRM OF THE YEAR
SPONSORED BY AECOM

Shortlisted
- DLA Piper
- Gowling WLG
- Pinsent Masons
- Trowers & Hamlins

Overview: Gowling WLG worked on £1bn worth of property transactions in the West Midlands during the year, including HSBC Private Bank’s £260m acquisition of six buildings at Brindleyplace, Birmingham. Pinsent Masons advised developer Arena Central Developments on the government’s 240,000 sq ft pre-let of 3 Arena Central. DLA Piper has been appointed to advise on the £55bn HS2 rail project. Trowers & Hamlins is advising on the creation of the 8.34 million sq ft UK Central hub in Solihull.

Judges’ comments: These impressive entries highlighted the volume of work taking place in commercial property across the West Midlands. It also showed the strength of the legal community in the region. The strength and quality of the area’s legal sector can only help to attract inward investment.

PROPERTY DEAL OF THE YEAR
SPONSORED BY RIDER LEVETT BUCKNALL

Shortlisted
- Purchase and development of Zenith, in Popes Lane, Oldbury (Trebor Developments, Sandwell Council, Steel and Alloy Processing)
- Purchase of commercial building in Broad Street, Birmingham (Solier Group, Together)
- Government’s pre-let of 3 Arena Central (HMRC, Legal & General, Miller Developments, CBRE, Pinsent Masons, JLL, Savills, Eversheds, Squire Patton Boggs, DLA)
- Purchase of six buildings at Brindleyplace (CBRE, Colliers, Hines/Lonestar, HSBC Alternative Investments)
- Purchase of the Hotel La Tour, Birmingham (JLL, Hotel La Tour, Dalata Hotel Group, Shoosmiths, Grant Thornton, Squire Patton Boggs, KPMG)

Overview: The government’s signing of a 25-year lease for 3 Arena Central was Birmingham’s largest pre-let deal in a decade. HSBC Private Bank’s £260m acquisition of six buildings at Brindleyplace, Birmingham from Hines/Lonestar was one of the largest office transactions outside London last year. Trebor Developments negotiated with Sandwell Council the purchase of Popes Lane, a 12.5-acre site in Oldbury to turn it into a bespoke manufacturing facility. JLL’s Hotels & Hospitality Group advised Hotel La Tour on the £31m sale of Hotel La Tour in Birmingham to Irish hotel group Dalata Hotel Group. Together provided over £750,000 for Solier Group’s acquisition of a commercial property on Birmingham’s Broad Street.

Judges’ comments: The number of notable deals reflected a confident, growing market. It underlined that people want to move out of London to Midlands cities, with competitive prices and excellent infrastructure.

REGENERATION PROJECT OF THE YEAR
SPONSORED BY PEGASUS GROUP

Shortlisted
- Edgbaston Village (Calthorpe)
- Library of Birmingham, Hamilton School and St Joseph’s School (Morgan Sindall)
- Pebble Mill, Birmingham (Calthorpe Estates)
- Friargate, Coventry (Friargate Coventry LLP, Bower & Kirkland, Allies and Morrison, PropertySkills)
- Zenith, Popes Lane, Oldbury (Trebor Developments, A&H Construction)

Overview: The Edgbaston Village project has seen period properties sensitively transformed to create character exteriors and contemporary interiors. Friargate is a £700m revamp of Coventry city centre by creating new offices, residential, leisure and retail facilities. The conversion of the Library of Birmingham provided a new home for the Brasshouse Language School. Pebble Mill is a landmark scheme that pioneers and promotes healthcare. The Zenith scheme saw the creation of a bespoke manufacturing facility on a derelict 12-acre site.

Judges’ comments: This was a diverse range of entries covering important projects for the economy and a great showcase for inward investment success.
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